

Town of Warren

Planning Board

February 22, 2016

7:00PM

The Planning Board of the Town of Warren, State of Rhode Island in Bristol County met on Monday, the 22nd day of February, 2016. The meeting was called to order at 7:00 PM.

1. Roll Call and Determination of Quorum

Present: Chairman Frederick Massie, Douglas Kallfelz, Drew Pflaumer, Stephen Piper, Paul Smith, Charles Thibeadeau and Stephen Sypole. Douglas Kallfelz was absent. Also present: attorney Bruce Leach (substituting for Town Solicitor Anthony DeSisto) and Administrative Officer Kate Michaud.

2. Waterfront Overlay District Development Plan Review: None.

3. Public Hearings: None

4. Call to Order Chairman Massie welcomed the newest member, Mr. Pflaumer, to the Board.

5. Approval of Minutes: January 26, 2016

A motion to approve as amended was made by Mr. Thibaudeau and seconded by Mr. P. Smith. The motion passed unanimously.

6. Old Business: None

7. New Business:

a. Discussion and action on three (3) lot Minor Subdivision Application submitted by Stephen H. Bragantin – 20 Barton Avenue (Assessor's Plat 18, Lot 25) No New Road Required

Owner / applicant Stephen H. Bragantin and engineer Thomas J. Principe, III were present on behalf of the petition. The lot contains approximately 17.1 acres and would be divided into three (3) lots utilizing existing street frontage. The property is located within the R-40 Zoning District and public sewer and water service is not available. Private septic systems and wells would be proposed. The existing dwelling, 20 Barton Avenue, is served by a cesspool and a well. The cesspool would be replaced with a conforming system. Mr. Principe noted that Lot 89, also owned by Mr. Bragantin, was not included in the subdivision and was a pre-existing landlocked lot. Mr. Principe stated that the applicant would consider providing an easement over the subject parcel to provide access to Lot 89. He added that Lot 89 was swampland and unbuildable.

Mr. Kallfelz made a motion to grant conditional Preliminary Plan approval, with the condition being the receipt of RI Department of Environmental Management (RIDEM)

approval of the proposed wells and septic systems. Mr. S. Smith seconded the motion. The motion passed unanimously.

b. Discussion regarding request filed by Atty. Robert J. Healy, Jr. for a “pre-application conference” regarding the conversion of Mallory Manor (15 Cutler Street – Assessor’s Plat 9, Lot 106) from a motel to an apartment complex.

Atty. Healy was present on behalf of the petition and distributed a plat map and Tax Assessor’s field card. Mr. Healy stated that the structure was a pre-existing non-conforming 14-unit motel. He stated that it was conforming at the time of construction and that apartment uses were not a permitted use in the zone. He also noted that even though there was no construction proposed, a major subdivision application might be required. Mr. Healy noted that there was a potential buyer for the property who was prompting the change. He opined that this would be a beneficial change for the town. There was no action by the Planning Board.

8. Reports and Special Items: None

9. Administrative Officer’s Report: None

10. Administrative Matters:

a. Discussion regarding status and completion of the Comprehensive Community Plan Update

This item was taken out of order, after item #10b. Mr. Massie reviewed the memorandum distributed by Ms. Michaud and suggested that the Board should begin work on the unfinished elements in April. Ms. Michaud agreed to electronically transmit drafts. Board members would work on the elements, and Ms. Michaud would review and assist. Changes would be sent to the Mr. Massie, Mr. Kallfelz and Ms. Michaud. The Board set a goal of June 30 for completion.

b. Election of the Chairman and Vice Chairman of the Board

After a brief discussion, Mr. Massie made a motion to elect himself as Chairman and Mr. Kallfelz as Vice Chairman. Mr. Piper seconded the motion. The motion passed unanimously.

11. Comments – Board Members

- a.** Mr. Thibaudeau expressed concern regarding sewer and water capacity as it pertains to new development. By consensus, the Board agreed to request a report through the Town Council regarding the capacity of the sewer and water system to service new development.

Adjourn: Mr. Piper made a motion to adjourn. The motion was seconded by Mr. Kallfelz. The motion passed unanimously. The meeting was adjourned at 8:07 PM.

Respectfully Submitted by:

Kate Michaud